

COMMERCIAL

INDUSTRIAL

MIXED-USE

OFFICE

RESIDENTIAL

Intergovernmental Review

Year 2002 Activity Report

MAY 2003

IMPERIAL COUNTY

LOS ANGELES COUNTY

ORANGE COUNTY

RIVERSIDE COUNTY

SAN BERNARDINO CO.

VENTURA COUNTY

SOUTHERN CALIFORNIA



ASSOCIATION of
GOVERNMENTS



INTERGOVERNMENTAL REVIEW YEAR 2002 ACTIVITY REPORT

**Projects Reviewed and Assessed by SCAG's
Intergovernmental Review Section for Consistency with the
Policies of the
Regional Comprehensive Plan and Guide
and the
Regional Transportation Plan**

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INTRODUCTION

The Intergovernmental Review Activity Report 2002 is a report on project activity and development potential in the region based on documentation received by the Southern California Association of Governments (SCAG) from state, local and non-profit agencies. SCAG is the designated Metropolitan Planning Organization for Southern California, responsible for addressing and resolving regional issues and planning for six counties, 187 cities and 14 subregions. The SCAG Region includes Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties.

The physical growth of Southern California is a result of development activity. This includes local plans, programs and projects that recognize land use development, transportation, public services and utilities, and other related projects within the SCAG region. Documentation for projects, local plans and programs, including projects of regional significance are received by SCAG's Intergovernmental Review Section for review and comment.

Role of Intergovernmental Review

SCAG's Intergovernmental Review (IGR) Section is responsible for performing a consistency review of local plans, projects and programs with regional plans as outlined in SCAG's *Intergovernmental Review Procedures Handbook*. Projects are reviewed for consistency with the Regional Comprehensive Plan and Guide (RCPG) and the Regional Transportation Plan (RTP). A determination is made of the appropriate RCPG and RTP core and ancillary policies that apply to the specific project being reviewed. Project documentation is reviewed and an assessment is made on whether the project is consistent with or supportive of a specific RCPG and/or RTP policy.

Regionally Significant Projects

The criteria for projects of regional significance are defined in Section 15206 of the California Environmental Quality Act (CEQA) Guidelines, and projects that directly relate to the policies and

strategies contained in the RCPG and the RTP. The minimum list of criteria for projects of regional significance is included as follows:

CEQA Requirements

- ◆ A proposed local general plan, element, or amendment thereof, for which an EIR was prepared.
- ◆ A proposed residential development of more than 500 dwelling units.
- ◆ A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.
- ◆ A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.
- ◆ A proposed hotel/motel of more than 500 rooms.
- ◆ A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.
- ◆ A project that would result in the cancellation of a Williamson Act Contract for any parcel of 100 or more acres.
- ◆ A project for which an EIR was prepared and which is located in and substantially impacting an area of critical environmental sensitivity. This includes the California Coastal Zone.
- ◆ A project that would substantially affect sensitive wildlife habitats such as riparian lands, wetlands, bays, estuaries, marshes, and habitats for rare and endangered species.
- ◆ A project that would interfere with the attainment of regional water quality standards as stated in the approved areawide wastewater management plan.
- ◆ A project that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

- ◆ A project that has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located.

Transportation

- ◆ Construction or expansion of freeways; state highways; principle arterials; routes that provide primary access to major activity centers, such as amusement parks, regional shopping centers, military bases, airports, and ports; goods movement routes, including both truck routes and rail lines; intermodal transfer facilities, such as transit centers, rail stations, airports, and ports; and fixed transit routes, such as light and heavy rail, and commuter rail.

Public Services/Utilities

- ◆ New or expanded electrical generating facilities and transmission lines.
- ◆ Petroleum-related recovery operations, storage facilities or expansion of existing facilities and pipelines that are part of a regional or national distribution system.
- ◆ Flood control projects, dams, reservoirs or debris basins on or affecting a major body of water that has a tributary area of 20,000 acres at the county line; or facilities on a drainage course having a tributary basin of 50,000 acres and draining directly into the ocean.
- ◆ Regional water management plans.
- ◆ Sewage treatment facilities with a capacity of 750,000 gallons per day, of the expansion of an existing facility by that much, and any proposed interceptor.
- ◆ Water treatment facilities with a capacity of 225,000 gallons per day, or the expansion of an existing facility by that much, and proposed major arterial water mains.
- ◆ Proposed solid waste disposal sites in excess of 40 acres or the expansion of these facilities by 40 acres.
- ◆ Regional waste management plans.

Other Projects

- ◆ Air quality regulatory plans.



SCAG REGION MAP

 MAJOR HIGHWAYS



SOUTHERN CALIFORNIA
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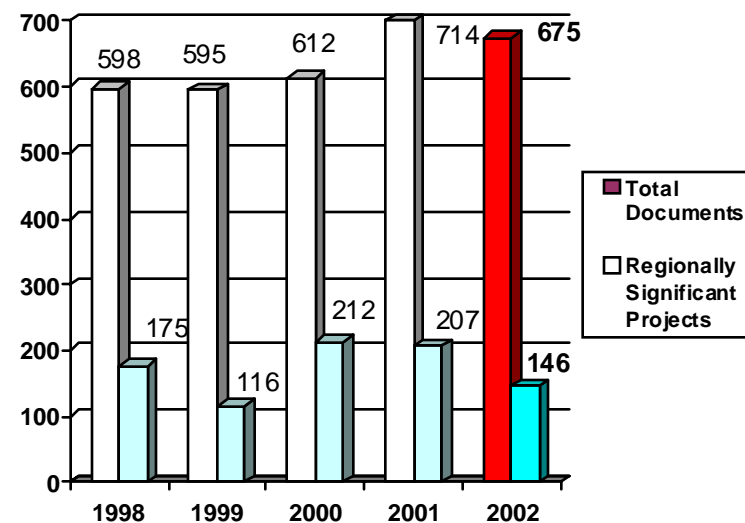


ACTIVITY SUMMARY

For the year 2002, SCAG's IGR Section received, logged and reviewed over 670 documents for a variety of projects, programs and plans within the six County SCAG region. This is a 5% decrease in the number of documents received over last year. The following highlights summarize activity for the Year 2002.

Year 2002 Details

On average, SCAG's IGR Section receives over 600 documents each year for review and comment. SCAG received 598 documents in 1998, 595 documents in 1999, 612 documents in 2000, and 714 documents in 2001.



The following outlines IGR activity for the Year 2002:

Total Documents Received	675
Projects of Regional Significance Reviewed	146

The majority of documents received, reviewed and commented on have included Notice of Preparation (NOP) for environmental reports, Draft Environmental Impact Reports (Draft EIR, EIS,

EIR/EIS), and Negative and Mitigated Dedarations (ND, MND). The majority of documentation received was for projects related to public facilities, residential development and general plan preparation. The following counties lead in local plan, project and program activity: Los Angeles, Orange and Riverside. An accounting of activities for the Year 2002 is provided below:

Quarterly Activity

	1 st Qtr.	2 nd Qtr.	3 rd Qtr.	4 th Qtr.
Total Documents Received	164	184	182	145
Regionally . Significant Projects Reviewed	45	21	38	42

Projects by Document Types

Document Type	All Documents	Regionally Significant Documents
NOP	135	60
Draft EIR, EIS	127	48
EA	22	10
ND	128	11
MND	72	4
PERMIT	117	11
GRANTS	74	2
TOTAL	675	146

Projects by Development Types

Development Type	All Projects	Regionally Significant Projects
COMMERCIAL	47	4
GENERAL PLAN	59	20
INDUSTRIAL	32	7
MIXED-USE	42	21
OFFICE	5	0
PUBLIC FACILITIES	316	41
RESIDENTIAL	128	19
TRANSPORTATION	46	34
TOTAL	675	146

Projects by County

County	All Projects	Regionally Significant Projects
IMPERIAL	28	3
LOS ANGELES	297	62
ORANGE	88	23
RIVERSIDE	113	27
SAN BERNARDINO	61	17
VENTURA	71	8
OTHER/OUTSIDE	17	6
TOTAL	675	146

Year 2002 Development Activity

The majority of documentation received was from Los Angeles, Ventura and Riverside Counties. The documentation received was for projects related to residential, commercial and mixed-use developments. The development activity for the Year 2002 is summarized below.

Development Activity Summary

Documentation was received on 254 projects related to commercial, industrial, mixed-use, office and residential activity. A total of 139 projects will result in proposed development activity. Of that total, 28 projects are of regional significance. The table below shows each development type with its potential square footage and number of dwelling units. A map on page XX, shows the general location of each development type.

Development Types	Significant Projects	Non Significant Projects	Total S.F./DU
COMMERCIAL	1,570,000 s.f.	2,016,012 s.f.	3,586,012 s.f.
INDUSTRIAL	1,840,721 s.f.	7,340,000 s.f.	9,180,721 s.f.
MIXED-USE	30,499,220 s.f. 17,744 d/u	2,415,543 s.f. 2,648 d/u	32,914,763 s.f. 20,392 d/u
OFFICE	0	293,630 s.f.	293,630 s.f.
RESIDENTIAL	14,020 d/u	8,090 d/u	22,110 d/u

Development activity is summarized as follows:

- ♦ **Commercial:** Documentation was received for 47 commercial projects. Nineteen projects represent a development potential of approximately 3.6 million square feet of commercial space. The majority of the proposed new commercial development will occur in Los Angeles County.
- ♦ **Industrial:** Staff received documentation on 32 industrial projects. Sixteen projects represent a development potential of approximately 9.2 million square feet of industrial space. The majority of the proposed new industrial development will occur in Los Angeles County.
- ♦ **Mixed-Use:** Documentation was received for 42 mixed-use projects. Thirty projects represent a development potential of approximately 33 million square feet of a mix of commercial, office and industrial uses, along with approximately 20,400 residential units. The majority of the proposed new development will occur in Los Angeles and Riverside Counties.
- ♦ **Office:** Staff received documentation on five office projects. The number of projects represents a potential development of approximately 294,000 square feet of office space. The majority of the proposed new office development will occur in Los Angeles County.
- ♦ **Residential:** Documentation was received for one 128 residential projects. Sixty-nine projects represent a development potential of 22,110 dwelling units. The majority of the proposed new residential units will occur in Riverside County.

Projects by Development Types

Development Type	All Projects	Regionally Significant Projects
COMMERCIAL	19	2
INDUSTRIAL	16	2
MIXED-USE	30	13
OFFICE	5	0
RESIDENTIAL	69	11
TOTAL	139	28

Projects by County

County	All Projects	Regionally Significant Projects
IMPERIAL	3	1
LOS ANGELES	49	10
ORANGE	15	1
RIVERSIDE	24	9
SAN BERNARDINO	11	3
VENTURA	37	4
TOTAL	139	28

Year 2002 Trends

Several trends emerge when spatially reviewing the locations of project developments in the region in 2002. The availability of open land is evident looking at where housing development is taking place. One can see the impacts of urban growth boundaries on Ventura County by reviewing development locations. The maps in this report depict that new industrial development is moving out of the urban core to available land in the Inland Empire, northern Los Angeles County, and Ventura County. The impacts of a slow economy, the State's budget crisis, and general business unease in the aftermath of the September 2001 terrorist attacks and subsequent wars in Afghanistan and Iraq translate into less office, industrial, and commercial development. This section of the report paints a picture for the project development locations by development type and by county for 2002 and offers insight as to why this is the development pattern for the year.

Residential development, especially regionally significant residential development, is occurring in inland areas. Inland areas contain the necessary acreage to develop large single family housing tracts and subdivisions. Developers are submitting documentation for large subdivisions in western Riverside County. Other regionally significant residential development occurred in Santa Clarita and Moorpark. In southern Los Angeles County, regionally significant residential development is in Azusa. Staff received a number of proposed housing development projects in the "Four Corners" part of the region where Los Angeles, San Bernardino, Riverside, and Orange Counties meet. This is the heavily traveled gateway between the Inland Empire and the coastal counties. In Los Angeles and Orange Counties, smaller housing projects are encroaching on the canyons of mountains and national forests along the Angeles and Cleveland National Forests.

Mixed-use development is emerging as a new trend in the region, with southern Los Angeles County the center of this type of development in 2002. Several projects came online to build commercial developments with residential units above them in downtown Los Angeles. Developers are becoming innovative as they look for new opportunities in urban areas. There is not room for tract housing in the urban core, so developers are turning toward building up and stacking uses in mixed-use developments. Other types of mixes of uses, such as industrial-office developments like the March Business Center Specific Plan in Riverside County, are also seen in the region.

The decline of the high technology industry and the overall economic slow down is evident in the office developments for the year. Staff received the least number of documentation for office development projects. It should be noted that many of the mixed-use developments contain office space. However, the market clearly is dictating that office development, standing alone, is not a preferred type of development at this time. Developers need to couple these developments with other types of uses to make them profitable.

Regionally significant industrial developments are in Santa Clarita and Rialto. There was a flurry of industrial developments in the

Oxnard area of Ventura County that did not meet significance thresholds. New industrial development is moving out of the traditional core of industry in southern Los Angeles County and is developing new sites closer to the fringe of the region.

Documents for the two regionally significant commercial developments received during 2002 were at the Los Angeles Air Force Base and in El Centro. Commercial developments were clustered in Ventura County and the central urban core of southern Los Angeles County and northern Orange County. The population of Imperial County is expected to double in the next twenty-five years. Documents to build commercial developments to service the population were received for projects in the largest city and county seat of Imperial County, the City of El Centro.

Looking at developments by county, Ventura County stood out because of developments clustered together in different parts of the county, particularly in the Oxnard-Ventura area. This could be in part because of the SOAR (Save Open space and Agricultural Resources) initiatives in much of Ventura County that limit where growth can occur. Seeing the clustered development location leads one to believe that the SOAR initiatives are channeling growth like they were intended to do.

Three developments in Imperial County were noted for this report. All are in the largest city in the county, El Centro. There are two commercial projects and one mixed-use project that combines commercial uses with residential units.

In Los Angeles County, mixed-use developments dominated the downtown and West Side of Los Angeles. These developments usually include commercial development with residential units. Documents for a cluster of regionally significant developments were received for projects for the northern San Fernando Valley and Santa Clarita area. This area will be a continued growth area, especially if the proposed Newhall Ranch project is developed. There are several residential development projects underway in the eastern San Gabriel Valley.

The map for Orange County shows sporadic development along the fringe of the county, including housing developments along the 91 Freeway corridor and along the foothills leading into the Cleveland National Forest. The one regionally significant project is the Boeing Headquarters Site, which is a mixed-use development of retail, office, and light industrial uses, as well as a planned hotel.

Regionally significant residential development is what stands out from the map of development locations for Riverside County. Riverside County still has large parcels of developable land. Developers are submitting documents to build regionally significant housing developments in western Riverside County and a large retirement community in the eastern Coachella Valley. IGR staff received documents for smaller housing developments along the 91 Freeway corridor in the far northwestern portion of the county. Industrial developers are also taking advantage of the large parcels of land by submitting documents to build two warehousing operations in northwestern Riverside County. The regionally significant mixed-use development in Riverside County is the March Business Center Specific Plan, the reuse of March Air Force Base into a mixed-use industrial, office, and commercial center.

Development locations in San Bernardino County are found in the far southwestern portion of the county, the "Four Corners" part of the region that continues to attract development as people look for more affordable housing and as businesses look for parcels large enough to establish operations. Both regionally significant mixed-use projects in this area include a mix of commercial, business, and residential uses. There are several other housing developments in the southwestern corner as this part of the region continues to experience strong population and job growth. Population growth in this part of the county is spurred by more affordable housing, an expanding job base, and access to major highways leading to traditional job centers in Los Angeles and Orange Counties.

In summary, land availability is drawing all development types to the urban fringe of the traditional southern Los Angeles County / northern Orange County core. The Inland Empire is continuing to develop as formerly rural areas are quickly being developed with large housing subdivisions, warehousing industries and other

industries in the race for more affordable housing, emerging job markets, and housing that is within commuting distance to coastal job centers. The economy also is playing an important role in development types as it is limiting single use office and commercial developments. Mixed-use projects that combine two or more development types are becoming the trend, especially in the urban core.

Year 2001 / Year 2002 Comparison

In 2001, SCAG compiled similar information for development activity within the region. Overall, documentation was received for over 700 items related to a variety of projects, programs and plans. Documentation was received for 300 projects related to commercial, industrial, mixed-use, office and residential activity. A total of 166 projects resulted in proposed development activity. Of that total, 40 projects are of regional significance. Provided below is the overall activity for each development type.

Year 2001 Development Activity Summary

Development Types	Significant Projects	Non Significant Projects	Total S.F./DU
COMMERCIAL	3,059,769 s.f.	2,867,778 s.f.	5,927,547 s.f.
INDUSTRIAL	11,816,139 s.f.	934,357 s.f.	12,750,496 s.f.
	26,234,062 s.f.	344,304 s.f.	26,578,366 s.f.
MIXED-USE	17,943 du	1,356 du	19,299 du
OFFICE	1,937,500 s.f.	503,769 s.f.	2,441,269 s.f.
RESIDENTIAL	29,906 du	6,953 du	36,859 du

Year 2001 Development Activity compared with Year 2002

Provided below is a comparison of development activity for 2001 and 2002.

Commercial

Year	Total No. of Projects	Total S.F./DU
2001	38	5,927,547 s.f.
2002	19	3,586,012 s.f.

Industrial

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	21	12,750,496 s.f.
2002	16	8,840,012 s.f.

Mixed-Use

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	20	26,578,366 s.f. 19,299 du
2002	30	32,914,763 s.f. 20,392 du

Office

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	14	2,441,269 s.f.
2002	5	293,630 s.f.

Residential

<u>Year</u>	<u>Total No. of Projects</u>	<u>Total S.F./DU</u>
2001	73	36,859 du
2002	69	21,110 du



PROJECT DEVELOPMENT LOCATIONS - 2002

- | | |
|--------------|---|
| ● COMMERCIAL | ● OFFICE |
| ■ INDUSTRIAL | ▲ RESIDENTIAL |
| ⊠ MIXED-USE | ★ REGIONALLY SIGNIFICANT (COLOR DENOTES DEVELOPMENT TYPE) |



**SOUTHERN CALIFORNIA
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PROJECTS OF REGIONAL SIGNIFICANCE

SCAG received documentation on 139 projects that will result in proposed development activity. Twenty-eight (28) projects of regional significance were identified. The tables below detail activity for each county by development type, along with number of projects and total square footages and/or total residential units.

Projects by Development Types

Development Type	Total Projects
COMMERCIAL	2
INDUSTRIAL	2
MIXED-USE	13
OFFICE	0
RESIDENTIAL	11
TOTAL	28

Project by County and Development Type

County	Development Type	Number of Projects	Total Sq. Ft / DU
IMPERIAL	Commercial	1	920,000 s.f.
LOS ANGELES	Commercial	1	650,000 s.f.
	Industrial	1	4,500,000 s.f.
	Mixed-Use	6	6,401,700 s.f. 10,907 du
	Residential	2	2,727 du
ORANGE	Mixed-Use	1	902,800 s.f.
RIVERSIDE	Mixed-Use	1	12,218,580 s.f.
	Residential	8	10,945 du
SB	Mixed-Use	2	1,627,840 s.f. 5,589 du
	Industrial	1	2,840,000 s.f.
VENTURA	Mixed-Use	3	9,997,000 s.f. 1,248 du
	Residential	1	1,500 du

The largest proposed commercial project of regional significance will be developed in Imperial County and will consist of a 920,000 square foot regional shopping center. The largest proposed industrial project of regional significance will consist of 4,500,000 square feet and will be developed in Los Angeles County. The largest mixed-use project of regional significance will be developed in Riverside County and will consist of a 12,218,580 square feet of industrial/business uses. The largest residential project of regional significance will consist of 3,725 dwelling units and will be developed in Riverside County. Information for each proposed project of regional significance is listed below. A map on page 19 shows the general location for each regionally significant project.

COMMERCIAL PROJECTS

1. Project Title: **El Centro Regional Shopping Center**
City / County: El Centro / Imperial
Subregion: Imperial Valley

The proposed project considers the development of a 920,000 square foot regional indoor shopping center mall. The proposed project will be developed on 160-acres of land adjacent to the southeastern City limits of the City of El Centro.

2. Project Title: **Los Angeles AFB Specific Plan**
City / County: El Segundo / Los Angeles
Subregion: South Bay Cities

The proposed project will replace an existing office building complex with a 650,000 square foot commercial development. The project site is located approximately two miles east of downtown El Segundo and approximately one mile south of the Los Angeles International Airport.

INDUSTRIAL PROJECTS

3. Project Title: **Gate-King Industrial Park**
City / County: Santa Clarita / Los Angeles
Subregion: North Los Angeles

The proposed project considers the development of an industrial park on 584-acres. The project will include up to 4,500,000 square feet of industrial floor area. The project is located at San Fernando Road and Pine Street in the City of Santa Clarita.

4. Project Title: **ProLogis Industrial Park**
City / County: Rialto / San Bernardino
Subregion: San Bernardino

The proposed project considers the development of a industrial park consisting of up to three large buildings and three smaller buildings totaling approximately 2.84 million square feet of building area. The project site is located on Palmetto Avenue in the City of Rialto.

MIXED-USE PROJECTS

5. Project Title: **2000 Avenue of the Stars**
City / County: Los Angeles / Los Angeles
Subregion: City of Los Angeles

The proposed project considers the demolition of an existing building, and construction of a 15-story, 779,000 square foot mixed-use office, commercial and cultural building. The proposed project is located at 2000 Avenue of the Stars in the City of Los Angeles.

6. Project Title: **East Colorado Boulevard Specific Plan**
 City / County: Pasadena / Los Angeles
 Subregion: San Gabriel Valley

The proposed project considers the development of a Specific Plan for East Colorado Boulevard. The proposed project has a buildout potential of 750 new residential units along with 500,000 square feet of commercial space and 100,000 square feet of institutional development. The project is approximately three miles in length along Colorado Boulevard between Catalina Avenue and Sycamore Avenue, and parcels with frontage on North Allen Avenue between Colorado Boulevard and the 210 Freeway in the City of Pasadena.

7. Project Title: **9th and Flower Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles

The proposed project consists of approximately 116,700 square feet of new retail uses, including approximately 50,000 square feet for a supermarket, along with 1,021 residential units. The proposed mixed-use development is proposed on three sites along 9th and Flower Streets in the City of Los Angeles.

8. Project Title: **Mixed-Use Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County

The proposed project consists of a water oriented, mixed-use development consisting of residential, commercial, and recreational land uses. Specifically, the project includes 748 residential units along with approximately 167,000 square feet of commercial space. The proposed project will be developed on 117-acres near Victoria Avenue and Wooley Road in the City of Oxnard.

9. Project Title: **Boeing Headquarters Site**
 City / County: Seal Beach / Orange
 Subregion: Orange County

The proposed project consists of approximately 902,800 square feet of light industrial, office and retail uses. The proposed project will also include a 120-room hotel. The project is located in the City of Seal Beach.

10. Project Title: **Corbin and Nordhoff Development**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles

The proposed project considers four mixed-use development scenarios to provide up to 736 residential units, including 336 senior housing units and approximately 1,516,000 square feet of a mix of commercial and office space. The project will also provide for a 100-bed nursing home and 50 assisted living units. The project site consists of 44-acres and is located at 19601 Nordhoff Street in the City of Los Angeles.

11. Project Title: **Las Lomas Project**
 City / County: Los Angeles / Los Angeles
 Subregion: North Los Angeles

The proposed project considers an annexation and the development of 5,800 dwelling units along with 2,975,000 square feet of a mix of office/research and development, commercial and community facilities. The project will also include a 300-room hotel, open space, and a trolley to serve the project area and connect to a Metrolink Rail Station. The project site is 555-acres and is located at 23500 The Old Road in the County of Los Angeles.

12. Project Title: **State Surplus Property Specific Plan**
 City / County: Chino / San Bernardino
 Subregion: San Bernardino

The proposed project considers the development of State Surplus Property from the California Institution for Men. The project area consists of 717-acres, and will include up to 2,500 dwelling units and a mix of commercial, office and institutional uses. The proposed project is in the City of Chino.

13. Project Title: **Sakioka Farms Specific Plan**
 City / County: Oxnard / Ventura
 Subregion: Ventura County

The proposed project consists of a mixed-use development on 430-acres. The maximum proposed build out is 8,500,000 square feet of a mixture of light industrial, business and research related uses. The proposed project is located just off the Ventura (US 101) Freeway and east of Rice Road in the City of Oxnard.

14. Project Title: **Simi Valley Town Center**
 City / County: Simi Valley / Ventura
 Subregion: Ventura County

The proposed project considers the development of a mixed-use commercial and residential project. The project will consist of 1,330,000 square feet of commercial space, including a mall, ancillary retail shops, a 140-room hotel and up to 500 multi-family residential units. The project area is approximately 129-acres in size, and is just north of the Simi Valley (SR 118) Highway between First Street and Erringer Road in the City of Simi Valley.

15. Project Title: **March Business Center Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside

The proposed project considers the development of a mixed-use industrial/business park. The project will include mix of up to 12,218,580 square feet of industrial, office, commercial and a transportation center. The project is proposed to be developed over a twenty-year period. The project site is situated west of the I-215 Freeway and south of Alessandro Boulevard on approximately 1,285-acres of land that was formerly part of the March Air Force Base in Riverside County.

16. Project Title: **University Village and Orchard Park**
 City / County: Loma Linda / San Bernardino
 Subregion: San Bernardino

The proposed project consists of a mix of residential, commercial and business uses. Approximately 1,769 residential units would be included in the University Village project area, and approximately 1,320 residential units would be included in the Orchard Park project area. The project will also include approximately 1,627,840 square feet of a mix of commercial and business uses. The project will be developed on 308-acres in the City of Loma Linda.

17. Project Title: **The Village at Playa Vista**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles

The proposed project considers the development of a 163-acres site with approximately 102-acres for development and approximately 61-acres of passive open space. The project includes a mix of residential, office, commercial and community serving uses. Specifically the project will develop 2,600 residential units with approximately 365,000 square feet of commercial, office and community serving uses. The project is located in West Los Angeles.

RESIDENTIAL PROJECTS

18. Project Title: **North Park Village Specific Plan**
 City / County: Moorpark / Ventura
 Subregion: Ventura County

The proposed project considers the phased development of 1,500 dwelling units on approximately 627-acres. Other amenities include a community retail center, school facility, parks and open space, recreational lake and nature preserve. The proposed project is would be located in unincorporated Ventura County, near the City of Moorpark.

19. Project Title: **Residential Development – TT30412**
 City / County: Riverside County
 Subregion: Western Riverside

The proposed project considers the phased development and subdivision on 166-acres for the construction of 537-residential units. The project also includes paseos and a series of pocket parks. The project is located on the east side of Murrieta Road, and south of Craig Avenue in Riverside County.

20. Project Title: **Creekside Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside

The proposed project considers the development of 1,312 residential units on approximately 330-acres. The proposed project is located near the City of Perris, County of Riverside, near Jacinto Avenue and Dawson Road.

21. Project Title: **Monrovia Nursery Specific Plan**
 City / County: Azusa / Los Angeles
 Subregion: San Gabriel Valley

The proposed project considers the development of up to 1,575 dwelling units along with commercial uses and open space. The project will be developed on approximately 500-acres

among three planning areas. The project is located in the City of Azusa.

22. Project Title: **The Cove Specific Plan**
 City / County: San Jacinto / Riverside
 Subregion: Western Riverside

The proposed project considers the development of up to 561 single-family units on approximately 246-acres. The proposed project site is located at the northwest corner of Warren Road and Cottonwood Avenue in the City of San Jacinto.

23. Project Title: **Springbrook Estates Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside

The proposed project considers the development of approximately 911 single-family residential units on approximately 168-acres.

24. Project Title: **Riverpark (Panhandle)**
 City / County: Santa Clarita / Los Angeles
 Subregion: North Los Angeles

The proposed project consists of 590 apartments, 84 townhouses and 478 single-family residential units for a total of 1,152 dwelling units. The project encompasses 664-acres and is located east of Bouquet Canyon, north of Soledad Canyon Road in the City of Santa Clarita.

25. Project Title: **Sunset Ridge Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside

The proposed project considers the development of 1,200 residential units on 792-acres. The project is located just north of the City of Murrieta in unincorporated Riverside County.

26. Project Title: **The Crossroads in Winchester**
City / County: Riverside County
Subregion: Western Riverside

The proposed project consists of 903 single-family residential units to be developed on 222-acres. The project site is south of Simpson Road, west of Winchester Road and east of Briggs Road in Riverside County.

27. Project Title: **Sun City Shadow Hills – Del Webb**
City / County: Indio / Riverside
Subregion: Western Riverside

The proposed project consists of a 3,725 residential unit, age restricted community to be developed on 800-acres. The proposed project is located east of Jefferson Street, south of Avenue 40, west of Monroe Street and north of Avenue 42 in the City of Indio.

28. Project Title: **Gavilan Hills Specific Plan**
City / County: Riverside County
Subregion: Western Riverside

The proposed project considers the development of 644 residential units on approximately 880-acres. The project is located in the Lake Matthew Zoning Area of unincorporated Riverside County.



PROJECTS OF REGIONAL SIGNIFICANCE - 2002

- COMMERCIAL
- INDUSTRIAL
- MIXED-USE
- OFFICE
- ▲ RESIDENTIAL



**SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS**





*Regionally Significant
Commercial Project Criteria*

A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space (CEQA Guidelines, Section 15206).

DEVELOPMENT TYPES

SCAG received documentation on 139 projects that will result in proposed activity related to commercial, industrial, mixed-use, office and residential developments. Twenty-eight (28) projects of regional significance were identified. The activity for each development type, along with its corresponding projects are provided below:

COMMERCIAL

Documentation was received on forty-seven (47) commercial projects from throughout the six-county SCAG region. Nineteen (19) projects represents a development potential of **approximately 3.6 million square feet of commercial space**. Of the total projects received, two (2) were projects of regional significance. The majority of the proposed new development will occur in Los Angeles County. The square footage breakdown for proposed commercial projects is provided below:

Commercial Projects: Square Footage

County	<u>Significant Projects</u>	<u>Non Significant Projects</u>	<u>Total Sq. Ft</u>
IMPERIAL	920,000	241,000	1,161,000
LOS ANGELES	650,000	715,205	1,356,205
ORANGE	0	149,705	149,705
RIVERSIDE	0	221,000	221,000
SB	0	440,600	440,600
VENTURA	0	201,702	201,702

The largest proposed commercial project will be developed in Imperial County and will consist of a 920,000 square foot regional shopping center. The smallest proposed commercial project will be developed in Ventura County and will consist of a 1,400 square foot commercial building. Project information for each proposed commercial development is listed below. A map on page 25 shows the general location for each commercial project.

COMMERCIAL PROJECTS

3. Project Title: **The Citadel Expansion Project**
 City / County: Commerce / Los Angeles
 Subregion: Gateway Cities
 Reg. Significant: No

The proposed project consists of a 253,150 square foot expansion, rehabilitation and improvement of an existing retail outlet center. The proposed project is located in the City of Commerce.

4. Project Title: **El Centro Regional Shopping Center**
 City / County: El Centro / Imperial
 Subregion: Imperial Valley
 Reg. Significant: **Yes**

The proposed project considers the development of a 920,000 square foot regional indoor shopping center mall. The proposed project will be developed on 160-acres of land adjacent to the southeastern City limits of the City of El Centro.

5. Project Title: **Commercial Building Development**
 City / County: South Pasadena / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of a 6,641 square foot, one story commercial building, to be developed on .57-acre vacant lot. The proposed project is located at 1318 Huntington Drive in the City of South Pasadena.

6. Project Title: **Commercial Building Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of a 99, 230 square foot commercial self-storage facility on approximately

three acres. The proposed project is located at the intersection of Rose Avenue and Jones Way in the City of Oxnard.

7. Project Title: **El Centro Town Center**
 City / County: El Centro / Imperial
 Subregion: Imperial Valley
 Reg. Significant: No

The proposed project consists of a 241,000 square foot retail and sales service shopping center. The project is located east of Highway 86 and north of Bradshaw Road, just south of the northern boundary in the City of El Centro.

8. Project Title: **The Coliseum Center**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project considers the development of a 63,590 square foot commercial retail center. The project is located at 3730 and 3740 Crenshaw Boulevard in the City of Los Angeles.

9. Project Title: **Commercial Building Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a 1,400 square foot commercial auto sales building to be developed at the intersection of Ventura Boulevard and Auto Center Drive in the City of Oxnard.

10. Project Title: **Commercial Building Development**
 City / County: San Buenaventura / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of a single and two-story commercial facility, totaling 62,000 square foot. The project will be developed on 4.42-acres located at the

southwest corner of Lombard and Sturgis Road in the City of San Buenaventura.

11. Project Title: **New Car Dealership**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a one story, 26,818 square foot new car dealership, located at the southwest corner of Auto Center Drive and Via Estrada in the City of Oxnard.

12. Project Title: **Commercial Building Development**
 City / County: West Covina / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project considers the development of two commercial buildings. One building consists of a 7,593 square feet for a proposed restaurant; the other building consists of 3,931 square feet for a proposed bank. The project will be located at 200 and 220 South Vincent Avenue in the City of West Covina.

13. Project Title: **Costco Commercial Development**
 City / County: San Dimas / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of a 219,500 square foot retail center to be developed on approximately 23 acres. The proposed project will include a Costco warehouse/retail facility, fast-food restaurant; one quality restaurant; two small retail shops and two major retail shops. The project will be located at the southeast corner of Gladstone and Lone Hill Avenue in the City of San Dimas.

14. Project Title: **Los Angeles AFB Specific Plan**
 City / County: El Segundo / Los Angeles
 Subregion: South Bay Cities
 Reg. Significant: Yes

The proposed project will replace an existing office building complex with a 650,000 square foot commercial development. The project site is located approximately two miles east of downtown El Segundo and approximately one mile south of the Los Angeles International Airport.

15. Project Title: **Falcon Ridge Town Center**
 City / County: Fontana / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project considers the development of a 440,600 square foot subregional shopping center. The project will be developed in two phases on approximately 39.5 acres. The project is located in the northwestern portion of the City of Fontana.

16. Project Title: **DVS Drug Store**
 City / County: Hawthorne / Los Angeles
 Subregion: South Bay Cities
 Reg. Significant: No

The proposed project consists of a new 12,000 square foot drug store with a dual lane drive-thru pharmacy. The proposed project is located at 4774 West 142nd Street in the City of Hawthorne.

17. Project Title: **New Car Dealership**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of a 30,654 square foot new car dealership on approximately 3.5-acres. The two-story building is proposed to include showrooms,

offices, customer lounge, parts sales and storage, service bays and ancillary storage areas. The project is located at 1640 Auto Center Drive in the City of Oxnard.

18. Project Title: **Home Depot Project**
City / County: Burbank / Los Angeles
Subregion: Arroyo Verdugo Cities
Reg. Significant: No

The proposed project consists of a 139,800 square foot home improvement center with an outdoor garden area. The project is located near Allen Avenue in the City of Burbank.

19. Project Title: **Costco La Habra Project**
City / County: La Habra / Orange
Subregion: Orange County
Reg. Significant: No

The proposed project considers the development of a 149,705 square foot retail/warehouse facility. The project will be developed on 14.49-acres at the northwest corner of Beach Boulevard and La Habra Boulevard in the City of La Habra.

20. Project Title: **Freightliner Dealership**
City / County: Oxnard / Ventura
Subregion: Ventura County
Reg. Significant: No

The project consists of a 37,400 square foot new truck dealership and service center to be developed on a 4.94-acre site. The project is located on the northeast corner of Camino Del Sol and Rice Avenue in the City of Oxnard.

21. Project Title: **Beaumont Retail Partners Specific Plan**
City / County: Beaumont / San Bernardino
Subregion: San Bernardino
Reg. Significant: No

The proposed project considers the development of a 221,000 square foot retail/commercial center, incorporating a major

anchor tenant and associated gas station, supporting infrastructure and ancillary retail facilities. The proposed project will be developed on East Second Street in the City of Beaumont.



COMMERCIAL PROJECT DEVELOPMENT LOCATIONS - 2002

- COMMERCIAL DEVELOPMENT
- ★ REGIONALLY SIGNIFICANT COMMERCIAL DEVELOPMENT



SOUTHERN CALIFORNIA
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*Regionally Significant
Industrial Project Criteria*

A proposed industrial, manufacturing, or processing plan, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area (CEQA Guidelines, Section 15206).

INDUSTRIAL

Documentation was received on thirty-two (32) industrial projects from throughout the six-county SCAG region. Sixteen (16) projects represents a development potential of **approximately 9.2 million square feet of industrial space**. Of the total projects received, two (2) were projects of regional significance. The majority of the proposed new industrial development will occur in Los Angeles County. The square footage breakdown for proposed industrial projects are provided below:

Industrial Projects: Square Footage

County	Significant Projects	Non Significant Projects	Total Sq. Ft.
IMPERIAL	0	0	0
LOS ANGELES	4,500,000	0	4,500,000
ORANGE	0	304,000	304,000
RIVERSIDE	0	644,299	644,299
SB	2,840,000	0	2,840,000
VENTURA	0	892,422	892,422

The largest proposed industrial project will be developed in Los Angeles County and will consist of a 4,500,000 square foot of floor area. The smallest proposed industrial project will be developed in Riverside County and will consist of a 12,498 square foot industrial building. Project information for each proposed industrial development is listed below. A map on page 31 shows the general location for each industrial project.

INDUSTRIAL PROJECTS

- Project Title: **Industrial Development Project**
City / County: Oxnard / Ventura
Subregion: Ventura County
Reg. Significant: No

The proposed project consists of six (6) industrial buildings totaling 112,797 square feet on approximately 8-acres. The proposed project is located between Oxnard Avenue, Rose Avenue, Westar Drive and Pacific Avenue in the City of Oxnard.

2. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of three (3) industrial buildings totaling 39,869 square feet on approximately 3-acres. The proposed project is located at the southwest corner of Ives Avenue and Jones Way in the City of Oxnard.

3. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of four (4) industrial buildings totaling 56,000 square feet of floor area. The proposed project is located at the southwest corner of Eastman Avenue and Candelaria Road in the City of Oxnard.

4. Project Title: **Gate-King Industrial Park**
 City / County: Santa Clarita / Los Angeles
 Subregion: North Los Angeles
 Reg. Significant: **Yes**

The proposed project considers the development of an industrial park on 584-acres. The project will include up to 4,500,000 square feet of industrial floor area. The project is located at San Fernando Road and Pine Street in the City of Santa Clarita.

5. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a one story industrial building totaling 27,029 square feet. The proposed project is located at 2001 Cabot Place in the City of Oxnard.

6. Project Title: **Union Pacific RR Auto Transfer Facility**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project consists of a automobile transloading facility for 5,000 automobiles and a 12,498 square foot industrial building. The proposed project will be developed on 73-acres, and is located at the northeast corner of Galena Street and Etiwanda Avenue in unincorporated Riverside County.

7. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of 14 single-story concrete tilt-up industrial buildings totaling 96,500 square feet of floor area. The proposed project site is 6.53-acres, and is located on the southwest corner of Westar Drive and Rose Avenue in the City of Oxnard.

8. Project Title: **Pres Corporate Center Industrial Park**
 City / County: Santa Ana / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project consists of a 304,000 square foot industrial park. The proposed project is located at 1601 East St. Andrew in the City of Santa Ana.

9. Project Title: **ProLogis Industrial Park**
 City / County: Rialto / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: **Yes**

The proposed project considers the development of a industrial park consisting of up to three large buildings and three smaller buildings totaling approximately 2.84 million square feet of

building area. The project site is located on Palmetto Avenue in the City of Rialto.

10. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of a auto distribution center totaling 100,000 square feet of floor area. The proposed project is located at the southeast corner of Hueneme Road and Perkins Road in the City of Oxnard.

11. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of three industrial buildings totaling 42,649 square feet of building area. The proposed project is located at 2361 Eastman Avenue in the City of Oxnard.

12. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a one story light industrial building totaling 57,200 square feet of floor space. The proposed project is located at 300 Graves Avenue in the City of Oxnard.

13. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a 259,759 square foot industrial building. The project is 12.7-acres and is located at the southwest corner of Rose Avenue and Third Street.

14. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The project considers the development of a industrial building totaling 51,850 square feet of floor area. The proposed project site is 2.95-acres and is located at 1620 Westar Drive in the City of Oxnard.

15. Project Title: **Industrial Development Project**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists seven industrial buildings to be developed on separate parcels. The industrial buildings will total 49,235 square feet of building area. The proposed project site area totals 3.13-acres and is located at Elevar Drive in the City of Oxnard.

16. Project Title: **Industrial Development Project**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project considers the development of two warehouse distribution facilities totaling 631,801 square feet of building area. The proposed project site is 31.5 acres and is located near Etiwanda Avenue in unincorporated Riverside County.



INDUSTRIAL DEVELOPMENT PROJECT LOCATIONS - 2002

- INDUSTRIAL DEVELOPMENT
- ★ REGIONALLY SIGNIFICANT INDUSTRIAL DEVELOPMENT



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*Regionally Significant
Criteria for Mixed-Use Projects*

Although there is no on single criterion for a proposed mixed-use development, a combination of at least two or more are considered:

A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

A proposed industrial, manufacturing, or processing plan, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.

A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor area.

A proposed residential development of more than 500 dwelling units.

(CEQA Guidelines, Section 15206)

MIXED-USE

Documentation was received on forty-two (42) mixed-use projects from throughout the six-county SCAG region. Thirty (30) projects represents a development potential of **approximately 33 million square feet of a mix of commercial, industrial and office uses, along with approximately 20,000 residential units.** Of the total projects received, thirteen (13) were projects of regional significance. The majority of the proposed new mixed-use development will occur in Los Angeles County (Residential Units) and Riverside County (Mixed-Use Space). The square footage and dwelling unit breakdown for proposed mixed-use projects are provided below:

Mixed-Use Projects: Square Footage/Dwelling Units

County	Significant Projects	Non Significant Projects	Total S.F/DU.
IMPERIAL	0 s.f. 0 du	75,000 s.f. 250 du	75,000 s.f. 250 du
LOS ANGELES	6,401,700 s.f. 10,907 du	1,320,723 s.f. 1,451 du	7,722,423 s.f. 12,358 du
ORANGE	902,800 s.f. 0 du	63,680 s.f. 228 du	966,480 s.f. 228 du
RIVERSIDE	12,218,580 s.f. 0 du	58,000 s.f. 350 du	12,276,580 s.f. 350 du
SB	1,627,840 s.f. 5,589 du	0 s.f. 0 du	1,627,840 s.f. 5,589 du
VENTURA	9,997,000 s.f. 1,248 du	249,440 s.f. 370 du	10,246,440 s.f. 1,618 du

The largest proposed mixed-use project will be developed in Riverside County and will consist of over 12 million square feet of a mix of office and industrial uses. In addition, Los Angeles County will consist of over 12,000 residential units combined with a mixed-use project. The smallest proposed mixed-use development will also be developed in Riverside County and will consist of a 23,000 square feet of commercial space along with 49 residential units. Project information for each proposed mixed-use development is provided below. A map on page 39 shows the general location for each mixed-use project.

MIXED-USE PROJECTS

1. Project Title: **2000 Avenue of the Stars**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: **Yes**

The proposed project considers the demolition of an existing building, and construction of a 15-story, 779,000 square foot mixed-use office, commercial and cultural building. The proposed project is located at 2000 Avenue of the Stars in the City of Los Angeles.

2. Project Title: **East Colorado Boulevard Specific Plan**
 City / County: Pasadena / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: **Yes**

The proposed project considers the development of a Specific Plan for East Colorado Boulevard. The proposed project has a buildout potential of 750 new residential units along with 500,000 square feet of commercial space and 100,000 square feet of institutional development. The project is approximately three miles in length along Colorado Boulevard between Catalina Avenue and Sycamore Avenue, and parcels with frontage on North Allen Avenue between Colorado Boulevard and the 210 Freeway in the City of Pasadena.

3. Project Title: **9th and Flower Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: **Yes**

The proposed project consists of approximately 116,700 square feet of new retail uses, including approximately 50,000 square feet for a supermarket, along with 1,021 residential units. The proposed mixed-use development is proposed on three sites along 9th and Flower Streets in the City of Los Angeles.

4. Project Title: **Mixed-Use Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: **Yes**

The proposed project consists of a water oriented, mixed-use development consisting of residential, commercial, and recreational land uses. Specifically, the project includes 748 residential units along with approximately 167,000 square feet of commercial space. The proposed project will be developed on 117-acres near Victoria Avenue and Wooley Road in the City of Oxnard.

5. Project Title: **Palazo Westwood**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: **No**

The proposed project considers the development of a mixed-use project in Westwood Village, which includes 350 residential units and approximately 115,000 square feet of ground floor retail space. The proposed project is located at 1020 Glendon Avenue in the City of Los Angeles.

6. Project Title: **Mixed-Use Development**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: **No**

The proposed project consists of a three-story retail/office building to be developed at 1301 South Main Street in the City of Los Angeles. The project would consist of approximately 30,895 square feet of building area.

7. Project Title: **Boeing Headquarters Site**
 City / County: Seal Beach / Orange
 Subregion: Orange County
 Reg. Significant: **Yes**

The proposed project consists of approximately 902,800 square feet of light industrial, office and retail uses. The proposed project will also include a 120-room hotel. The project is located in the City of Seal Beach.

8. Project Title: **The Ranch**
 City / County: La Quinta / Riverside
 Subregion: Coachella Valley
 Reg. Significant: No

The proposed project considers the development of 300 condominium units along with 25,000 square feet of ancillary commercial space and a 10,000 square foot conference center. The project will also include a 250-room hotel and public golf courses. The project is located at the southwest corner of Jefferson Street and Avenue 52, on 707-acres, in the City of La Quinta.

9. Project Title: **El Paseo Simi Project**
 City / County: Simi Valley / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of 200,000 square foot commercial development, 190 residential townhouse development, and up to 180 senior apartments on a 35.4-acre site. The proposed project is located at the northeast corner of the intersection of Alamo Street and Tapo Canyon Road in the City of Simi Valley.

10. Project Title: **Grand and Venice Housing**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project considers the development of 62 units of affordable housing along with a mix of institutional and office space. The project will include a childcare facility. The project will be developed on a one-acre site located at 1500 South Grand Avenue in the City of Los Angeles.

11. Project Title: **Mixed-Use Development**
 City / County: Los Angeles County
 Subregion: North Los Angeles
 Reg. Significant: No

The proposed project considers the development of 150,000 square feet of a mix of commercial and industrial uses within seven buildings. The project site is approximately 21.5 acres and is located at 14320 Soledad Canyon Road in Canyon Country.

12. Project Title: **Corbin and Nordhoff Development**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: **Yes**

The proposed project considers four mixed-use development scenarios to provide up to 736 residential units, including 336 senior housing units and approximately 1,516,000 square feet of a mix of commercial and office space. The project will also provide for a 100-bed nursing home and 50 assisted living units. The project site consists of 44-acres and is located at 19601 Nordhoff Street in the City of Los Angeles.

13. Project Title: **Teramichi Seniors Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project consists of a mix of commercial and residential space. The project includes 127 residential units for senior citizens and 6,600 square feet of commercial/retail space. The project site consists of 1.6-acres and is located at the northwest intersection of San Pedro Street and 3rd Street in the City of Los Angeles.

14. Project Title: **Marlton Square Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project considers the development of residential/commercial project at a former shopping center. The project consists of 140 single-family units, 180 senior units along with 180,000 square feet of retail space. The proposed project is located at Marlton Drive and Santa Rosalia Drive in the City of Los Angeles.

15. Project Title: **Multi-Story Commercial Development**
 City / County: San Gabriel / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project considers the development of a mixed-use commercial/office, multi-story building. The total square footage of the building will be 124,418 square feet. The proposed project site is 2.2 acres in size and is located at West Valley Boulevard and West Bencamp Street in the City of San Gabriel.

16. Project Title: **Las Lomas Project**
 City / County: Los Angeles / Los Angeles
 Subregion: North Los Angeles
 Reg. Significant: **Yes**

The proposed project considers an annexation and the development of 5,800 dwelling units along with 2,975,000 square feet of a mix of office/research and development, commercial and community facilities. The project will also include a 300-room hotel, open space, and a trolley to serve the project area and connect to a Metrolink Rail Station. The project site is 555-acres and is located at 23500 The Old Road in the County of Los Angeles.

17. Project Title: **State Surplus Property Specific Plan**
 City / County: Chino / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: **Yes**

The proposed project considers the development of State Surplus Property from the California Institution for Men. The project area consists of 717-acres, and will include up to 2,500 dwelling units and a mix of commercial, office and institutional uses. The proposed project is in the City of Chino.

18. Project Title: **Sakioka Farms Specific Plan**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: **Yes**

The proposed project consists of a mixed-use development on 430-acres. The maximum proposed build out is 8,500,000 square feet of a mixture of light industrial, business and research related uses. The proposed project is located just off the Ventura (US 101) Freeway and east of Rice Road in the City of Oxnard.

19. Project Title: **Simi Valley Town Center**
 City / County: Simi Valley / Ventura
 Subregion: Ventura County
 Reg. Significant: **Yes**

The proposed project considers the development of a mixed-use commercial and residential project. The project will consist of 1,330,000 square feet of commercial space, including a mall, ancillary retail shops, a 140-room hotel and up to 500 multi-family residential units. The project area is approximately 129-acres in size, and is just north of the Simi Valley (SR 118) Highway between First Street and Erringer Road in the City of Simi Valley.

20. Project Title: **212 Marine Street Mixed-Use Project**
 City / County: Santa Monica / Los Angeles
 Subregion: Westside Cities
 Reg. Significant: No

The proposed project consists of a four story mixed-use building located at the southeast corner of Main and Marine Streets. The project will include 24 residential units and a total of 35,000 of commercial and office space. The proposed project is located in the City of Santa Monica.

21. Project Title: **Foothill Center Project**
 City / County: Azusa / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project considers the development of a mixed-use commercial and residential project. The project will consist of 230 residential units including town homes and garden apartments. The project will also include approximately 175,000 square feet of commercial space. The project is located in the City of Azusa.

22. Project Title: **March Business Center Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project considers the development of a mixed-use industrial/business park. The project will include mix of up to 12,218,580 square feet of industrial, office, commercial and a transportation center. The project is proposed to be developed over a twenty-year period. The project site is situated west of the I-215 Freeway and south of Alessandro Boulevard on approximately 1,285-acres of land that was formerly part of the March Air Force Base in Riverside County.

23. Project Title: **Bender Commercial Development**
 City / County: Santa Paula / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a new one story 49,440 square foot, mixed-use commercial and light industrial building. The project will be developed on a 4.92-acre site located on Faulkner Road and north of the Santa Paula (SR 126) Freeway in the City of Santa Paula.

24. Project Title: **1540 Second Street Mixed-Use Project**
 City / County: Santa Monica / Los Angeles
 Subregion: Westside Cities
 Reg. Significant: No

The proposed project considers the development of a three-story building with a mix of retail and office uses. Specifically the project will consist of 41,917 square feet of office uses along with a 4,325 square foot fast food facility and 6,721 square feet of retail space. The total square footage of the project is 68,810 square feet. The project is located at 1540 Second Street in the City of Santa Monica.

25. Project Title: **Glendale Town Center**
 City / County: Glendale / Los Angeles
 Subregion: Arroyo Verdugo Cities
 Reg. Significant: No

The proposed project consists of a mix of approximately 475,000 square feet of retail and commercial uses along with 338 residential units. The project is located in the City of Glendale.

26. Project Title: **Big T Development Project**
 City / County: Buena Park / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the development of 60 single-family residences, 160 multi-family dwelling units along with 63680 square feet of commercial/retail space. The project area is approximately 24-acres and is located at 5151 Beach Boulevard in the City of Buena Park.

27. Project Title: **University Village and Orchard Park**
 City / County: Loma Linda / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: **Yes**

The proposed project consists of a mix of residential, commercial and business uses. Approximately 1,769 residential units would be included in the University Village project area, and approximately 1,320 residential units would be included in the Orchard Park project area. The project will also include approximately 1,627,840 square feet of a mix of commercial and business uses. The project will be developed on 308-acres in the City of Loma Linda.

28. Project Title: **Wake Avenue Auto Park**
 City / County: El Centro / Imperial
 Subregion: Imperial Valley
 Reg. Significant: No

The proposed project considers the development of a residential/commercial project. The project includes 75,000 square feet of commercial and auto related uses along with up to 250 residential units. The project area consists of approximately 47-acres and is located south of Interstate 8 in the City of El Centro.

29. Project Title: **The Village at Playa Vista**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: **Yes**

The proposed project considers the development of a 163-acres site with approximately 102-acres for development and approximately 61-acres of passive open space. The project includes a mix of residential, office, commercial and community serving uses. Specifically the project will develop 2,600 residential units with approximately 365,000 square feet of commercial, office and community serving uses. The project is located in West Los Angeles.

30. Project Title: **The Marketplace at Main Street**
 City / County: Corona / Riverside
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project consists of a mix of residential and commercial uses. The project includes 49 single-family units and approximately 23,000 square feet of commercial space. The project site occupies approximately 21.26-acres at the northwest corners or portions of Main Street and Ontario Avenue in the City of Corona.



MIXED-USE DEVELOPMENT PROJECT LOCATIONS - 2002

-  MIXED-USE DEVELOPMENT
-  REGIONALLY SIGNIFICANT MIXED-USE DEVELOPMENT



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS





*Regionally Significant
Office Project Criteria*

A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor area (CEQA Guidelines, Section 15206).

OFFICE

Documentation was received on five (5) office projects from throughout the six-county SCAG region. These projects represent a development potential of **approximately 293,600 square feet of office space**. Of the total projects received, none were projects of regional significance. The majority of the proposed new office development will occur in Los Angeles County. The square footage breakdown for proposed office projects are provided below:

Office Projects: Square Footage

County	Significant Projects	Non Significant Projects	Total Sq. Ft.
IMPERIAL	0	0	0
LOS ANGELES	0	188,889 s.f.	188,889 s.f.
ORANGE	0	80,203 s.f.	80,203 s.f.
RIVERSIDE	0	0	0
SB	0	0	0
VENTURA	0	24,538 s.f.	24,538 s.f.

The largest proposed office project will be developed in Los Angeles County and will consist of a 188,889 square foot of floor area. The smallest proposed industrial project will be developed in Ventura County and will consist of a 11,035 square foot office building. Project information for each proposed office development is listed below. A map on page 43 shows the general location for each office project.

OFFICE PROJECTS

- Project Title: **Roosmoor Center Renovation Project**
City / County: Seal Beach / Orange
Subregion: Orange County
Reg. Significant: No

The proposed project considers the demolition of four existing buildings and the construction of two new office buildings consisting of a total of 22,203 square feet. The proposed project is located in the City of Seal Beach.

2. Project Title: **Office Building Development**
City / County: Oxnard / Ventura
Subregion: Ventura County
Reg. Significant: No

The proposed project consists of a approximately 11,000 square foot medical office building. The project will be developed on a vacant parcel located at 2241 Wankel Way in the City of Oxnard.

3. Project Title: **Serra Plaza**
City / County: San Juan Capistrano / Orange
Subregion: Orange County
Reg. Significant: No

The proposed project considers the development of two two-story office buildings and surface parking to complete development of a 5.2-acre property. The new office buildings will comprise approximately 58,000 square feet of building area. The proposed project is located in the City of San Juan Capistrano.

4. Project Title: **200 Burchett Street Office Project**
City / County: Glendale / Los Angeles
Subregion: Arroyo Verdugo Cities
Reg. Significant: No

The proposed project consists of the demolition of an existing building and the development of an eight-story office building totaling 188,889 square feet of floor area. The project will be developed on approximately .90-acres. The project is located at 200 Burchett Street in the City of Glendale.

5. Project Title: **Office Building Development**
City / County: Oxnard / Ventura
Subregion: Ventura County
Reg. Significant: No

The proposed project considers the development of a single-story, concrete masonry building consisting of three separate

tenant offices. The total square footage of the proposed office building is approximately 13,500 square feet. The project area consists of 1.23 acres, and is located at 2350 Wankel Way in the City of Oxnard.



OFFICE DEVELOPMENT PROJECT LOCATIONS - 2002

-  OFFICE DEVELOPMENT
-  REGIONALLY SIGNIFICANT OFFICE DEVELOPMENT



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS





*Regionally Significant
Residential Project Criteria*

*A proposed residential development of more than 500 dwelling units
(CEQA Guidelines, Section 15206).*

RESIDENTIAL

Documentation was received on 128 residential projects from throughout the six-county SCAG region. Sixty-nine (69) projects represent a development potential of **approximately 22,110 residential units, including XXX residential units for seniors**. Of the total projects received eleven (11) were projects of regional significance. The majority of the proposed new residential development will occur in Riverside County. The unit breakdown for all proposed residential projects are provided below:

Residential Projects: Dwelling Units

County	Significant Projects	Non Significant Projects	Total Units.
IMPERIAL	0	0	0
LOS ANGELES	1,575 du	3,500 du	5,075 du
ORANGE	0	1,111 du	1,111 du
RIVERSIDE	9,793 du	1,730 du	11,523 du
SB	0	1,098 du	1,098 du
VENTURA	1,500 du	1,803 du	3,303 du

The largest proposed residential project will be developed in Riverside County and will consist of approximately 3,725 residential units for an age-restricted community. The smallest proposed residential project will be developed in Los Angeles County and will consist of a 4-unit condominium project. Project information for each proposed residential development is listed below. A map on page 55 shows the general location for each residential project.

RESIDENTIAL PROJECTS

- Project Title: **Sand Canyon Joint Venture**
City / County: Santa Clarita / Los Angeles
Subregion: North Los Angeles
Reg. Significant: No

The proposed project considers a subdivision and lot approval and development of approximately 87 single-family units. The project consists of 39-acres and will include open space and

commercial facilities. The proposed project is located in the City of Santa Clarita.

2. Project Title: **Residential Development – TT16047**
 City / County: Brea / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project includes a subdivision and lot development for approximately 55-single family units. The project consists of 13.4-acres, and is located at south of Tonner Canyon in the City of Brea.

3. Project Title: **Acacia Apartments**
 City / County: Chino Hills/ San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project consists of a 124-unit apartment development. The project is located on a 5.95-acres site, located on the east side of Butterfield Ranch Road, near Picasso Drive in the City of Chino Hills.

4. Project Title: **North Park Village Specific Plan**
 City / County: Moorpark/ Ventura
 Subregion: Ventura County
 Reg. Significant: **Yes**

The proposed project considers the phased development of 1,500 dwelling units on approximately 627-acres. Other amenities include a community retail center, school facility, parks and open space, recreational lake and nature preserve. The proposed project is would be located in unincorporated Ventura County, near the City of Moorpark.

5. Project Title: **Residential Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a 111 single-family residential units. The project is located on a 26-acre site, located on the north side of Gonzales Road between Snow Avenue and Indiana Avenue.

6. Project Title: **John Laing Homes**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of 232 single-family homes in the Northeast Specific Plan Area on a 46.8-acre site. The project is located in the City of Oxnard.

7. Project Title: **Residential Development – TT16047**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of 35 single-family units. The project is located on a 6.7-acre site, located within the Northeast Community Specific Plan. Specifically, the project is located at the southwest corner of Kohala Street and Ocaso Place in the City of Oxnard.

8. Project Title: **Homeplace Retirement Community**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project considers the development of a senior housing center consisting of 240 senior housing units, configured in six, four-story buildings. The project also includes assisted living quarters, skilled nursing rooms and administrative facilities.

9. Project Title: **Residential Development – TT16136**
 City / County: San Bernardino County
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project consists of a residential subdivision for the development of 95 residential units. The project site is approximately 62.43-acres located in San Bernardino County near the City of Big Bear.

10. Project Title: **Duarte Affordable Housing**
 City / County: Duarte / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of an 80-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Duarte.

11. Project Title: **Crest Gold Club & Residential Village**
 City / County: Palm Springs / Riverside
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project consists of approximately 60 residential units and a private 18-hole championship golf course and associated facilities on lands totaling 703-acres. The project is located west of State Highway 74 and the Palm Valley Stormwater Channel in the City of Palm Springs and its Sphere-of-influence.

12. Project Title: **Saddleback Meadows**
 City / County: Orange County
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the phased development of 299 single-family residential units. The project is located on a 229.2-acres site, near the easterly side of El Toro Road, south

of the intersection of Santiago Canyon Road / El Toro and Live Oak Canyon Road, in east central unincorporated Orange County.

13. Project Title: **Residential Development**
 City / County: Palm Springs / Riverside County
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project consists of a planned unit development for 67 residential units. The project will be developed on approximately 30-acres in the City of Palm Springs.

14. Project Title: **Alexander Communities**
 City / County: Upland / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project considers the development of a subdivision for 54 single-family units. The project will be developed on 11.2-acres in the City of Upland.

15. Project Title: **Desert Hot Springs Senior Housing**
 City / County: Desert Hot Springs / Riverside
 Subregion: Coachella Valley
 Reg. Significant: No

The proposed project consists of an 80-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Desert Hot Springs.

16. Project Title: **Corona Senior Affordable Housing**
 City / County: Corona / Riverside
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project consists of an 40-unit affordable housing community for low-income seniors. The project will be

developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Corona.

17. Project Title: **Supportive Housing for the Elderly**
 City / County: Hemet / Riverside
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project consists of an 75-unit affordable housing community for low-income seniors. The project will be developed using funding from the Section 202 Capital Advance Program. The project will be developed in the City of Hemet.

18. Project Title: **Residential Development – TT29667**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project considers the grading and subdivision of 105.4-acres for the development of 428 single-family residential units. The proposed project is located in an unincorporated part of Riverside County, known as Eastvale.

19. Project Title: **Palisades Landmark Condo Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project consists of an 80-unit affordable housing community for low-income seniors. The project will be developed using funding from the Elderly Capital Grant Program. The project will be developed in the City of Desert Hot Springs.

20. Project Title: **Residential Development – TT30412**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: Yes

The proposed project considers the phased development and subdivision on 166-acres for the construction of 537-residential units. The project also includes paseos and a series of pocket parks. The project is located on the east side of Murrieta Road, and south of Craig Avenue in Riverside County.

21. Project Title: **Residential Development**
 City / County: San Buenaventura / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a residential development including 120 single-family residential units and 94 senior condominium units. The proposed project is located northwest of Hill Road and Moon Drive, in the City of San Buenaventura.

22. Project Title: **Residential Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers a subdivision for the development of 40 lots, and the construction of 38 single family residential units. The property is located on the southwest corner of Stroube Street and Detroit Avenue in the City of Oxnard.

23. Project Title: **Sierra Madre Senior Housing**
 City / County: Sierra Madre / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of a 46-unit senior housing project and a six-unit multi-family housing development in the City of Sierra Madre. The project site, which encompasses 1.4-

acres of land, is located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue.

24. Project Title: **Creekside Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project considers the development of 1,312 residential units on approximately 330-acres. The proposed project is located near the City of Perris, County of Riverside, near Jacinto Avenue and Dawson Road.

25. Project Title: **Morningside Park Senior Villas**
 City / County: Inglewood / Los Angeles
 Subregion: South Bay Cities
 Reg. Significant: No

The proposed project considers the development of up to 60 low-income units for seniors. The project will be developed in the City of Inglewood.

26. Project Title: **San Pedro Senior Apartments**
 City / County: San Pedro / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project consists of a 124-unit affordable housing community for low-income seniors. The project will be developed using funding from HUD Section 202 Program. The project will be developed in the City of Los Angeles.

27. Project Title: **200 Beaver Court Senior Apartments**
 City / County: Pomona / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of a 80-unit supportive housing community for the elderly. The project will be developed using

funding from the HUD Section 202 Program. The project will be developed in the City of Pomona.

28. Project Title: **Commercial Road Senior Apartments**
 City / County: San Bernardino / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project consists of a 75-unit supportive housing community for the elderly. The project will be developed using funding from the HUD Section 202 Program. The project will be developed in the City of San Bernardino.

29. Project Title: **Encore Hall Senior Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project considers the development of a 106 unit senior apartment building. The project is located at 1623 Vine Street in the City of Los Angeles.

30. Project Title: **Armstrong Ranch Development**
 City / County: Santa Ana / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the development of 156 single-family residential units. The project site consists of approximately 47-acres and is located between MacArthur Boulevard and Alton Boulevard, west of Bear Street in the City of Santa Ana.

31. Project Title: **Residential Development – TT16289**
 City / County: Colton / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project consists of 95 single-family residential units. The project is located on the east side of Reche Canyon Road, north of Shadid Drive in the City of Colton.

32. Project Title: **Monrovia Nursery Specific Plan**
 City / County: Azusa / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: **Yes**

The proposed project considers the development of up to 1,575 dwelling units along with commercial uses and open space. The project will be developed on approximately 500-acres among three planning areas. The project is located in the City of Azusa.

33. Project Title: **Plaza Residences**
 City / County: Costa Mesa / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project consists of 161 single-family attached dwelling units on 7.43-acres. The project site is located south of Bernard Street and north of 19th Street between Harbor Boulevard and Newport Boulevard in the City of Costa Mesa

34. Project Title: **Mountain Gate Specific Plan**
 City / County: Corona / Riverside
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project considers the development of a subdivision for the construction of 43 single-family estate residential units. The project site is located in the City of Corona.

35. Project Title: **Gold Crest Club & Residential Village**
 City / County: Palm Desert / Riverside
 Subregion: Coachella Valley
 Reg. Significant: No

The proposed project considers the development of 60 residential units and a private 18-hole golf course and associated facilities on lands totaling 703-acres. The project is located west of State Highway 74 and the Palm Valley Stormwater Channel in the City of Palm Desert.

36. Project Title: **Residential Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of a proposal to subdivide the project site for the construction of 200 single-family homes. The project is located along West Fifth Street in the City of Oxnard.

37. Project Title: **Deerlake Ranch**
 City / County: Los Angeles County
 Subregion: North Los Angeles
 Reg. Significant: No

The proposed project considers the development of 484 single-family residential units on approximately 230-acres. The proposed project is located within the northwestern San Fernando Valley area of unincorporated Los Angeles County, adjacent to the City of Los Angeles.

38. Project Title: **Comstock Homes**
 City / County: Desert Hot Springs / Riverside
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of 46-single-family residential units on approximately nine acres. The project is located north of Holt Avenue and west of Grand Avenue in the City of West Covina.

39. Project Title: **Canyon Crest**
 City / County: Brea / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the development of 250 single-family residential units on approximately 368-acres. The project, with 67% of the project site devoted to open space, is located in the northeastern portion of Carbon Canyon within the City of Brea.

40. Project Title: **Citrus Heights South Specific Plan**
 City / County: Fontana / San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project consists of 450 single-family residential units on approximately 101-acres. The proposed project is located in the northwest portion of the City of Fontana.

41. Project Title: **Residential Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of an 120-unit housing community for seniors. The project is located at the southeast corner of Camino Del Sol and Rose Avenue in the City of Oxnard.

42. Project Title: **Residential Development – TT53698**
 City / County: West Covina / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of an 8-unit condominium development on .8-acres. The project is located south of the Interstate 10 Freeway and west of Holt Avenue in the City of West Covina.

43. Project Title: **Silverado Canyon Ranch**
 City / County: Orange County
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the development of a subdivision for the construction of 12 residential estates on approximately 69-acres. The project is located north of Silverado Canyon Road between Coal Crossing and Ladd Canyon Road in Silverado Canyon, Orange County.

44. Project Title: **Bonanni Properties**
 City / County: La Habra / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project consists of an 8-unit townhouse residential development. The project would entail two buildings with four units in each. The project site is approximately .50-acres and is located north of Hilandale Avenue, between Eunice Circle and Idaho Street in the City of La Habra.

45. Project Title: **Residential Development**
 City / County: Hawthorne / Los Angeles
 Subregion: South Bay Cities
 Reg. Significant: No

The proposed project consists of 12 single-family residential units on a 50,000 square foot lot. The project is located at 4849 W. 11th Street in the City of Hawthorne.

46. Project Title: **Attalla Ranch Residential Development**
 City / County: Duarte / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project considers the development of 22 single-family homes on approximately 33-acres. The project is located at the northerly terminus of Sunnysdale Drive and Woodbuff Avenue in the City of Duarte.

47. Project Title: **Alondra/Frailey Senior Housing Project**
 City / County: Compton / Los Angeles
 Subregion: Gateway Cities
 Reg. Significant: No

The proposed project consists of a 59-unit multi-family housing development. The project site is approximately 2.2-acres and is located in the City of Compton.

48. Project Title: **Saddle Creek / Saddle Crest**
 City / County: Orange County
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the development of 162 single-family residential units. The project site is approximately 600-acres, with 70% of the site devoted to open space. The project is located at Santiago Canyon Road and Live Oak Canyon Road in Orange County.

49. Project Title: **The Cove Specific Plan**
 City / County: San Jacinto / Riverside
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project considers the development of up to 561 single-family units on approximately 246-acres. The proposed project site is located at the northwest corner of Warren Road and Cottonwood Avenue in the City of San Jacinto.

50. Project Title: **Canyon Hill Project**
 City / County: Los Angeles / Los Angeles
 Subregion: City of Los Angeles
 Reg. Significant: No

The proposed project consists of 280 single-family residential units on 887-acres. The project also includes 641-acres of open space. The project site is located at 8000 West La Tuna Canyon Road in the City of Los Angeles

51. Project Title: **Springbook Estates Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project considers the development of approximately 911 single-family residential units on approximately 168-acres.

52. Project Title: **Senior Rental Housing**
 City / County: Glendale / Los Angeles
 Subregion: Arroyo Verdugo
 Reg. Significant: No

The proposed project consists of a 52-unit affordable housing community for low-income seniors. The project will be developed using funding from the Federal Home Funds Program. The project will be developed at 412-422 East Harvard Street in the City of Glendale.

53. Project Title: **Riverpark (Panhandle)**
 City / County: Santa Clarita / Los Angeles
 Subregion: North Los Angeles
 Reg. Significant: **Yes**

The proposed project consists of 590 apartments, 84 townhouses and 478 single-family residential units for a total of 1,152 dwelling units. The project encompasses 664-acres and is located east of Bouquet Canyon, north of Soledad Canyon Road in the City of Santa Clarita.

54. Project Title: **Sunset Ridge Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project considers the development of 1,200 residential units on 792-acres. The project is located just north of the City of Murrieta in unincorporated Riverside County.

55. Project Title: **The Crossroads in Winchester**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project consists of 903 single-family residential units to be developed on 222-acres. The project site is south of Simpson Road, west of Winchester Road and east of Briggs Road in Riverside County.

56. Project Title: **Westview Estates**
 City / County: Lancaster / Los Angeles
 Subregion: North Los Angeles
 Reg. Significant: No

The proposed project considers the development of a gated community consisting of 425 single-family residential units with two parks. The project is located in the City of Lancaster.

57. Project Title: **Sun City Shadow Hills – Del Webb**
 City / County: Indio / Riverside
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project consists of a 3,725 residential unit, age restricted community to be developed on 800-acres. The proposed project is located east of Jefferson Street, south of Avenue 40, west of Monroe Street and north of Avenue 42 in the City of Indio.

58. Project Title: **Residential Development**
 City / County: Banning / Riverside
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project considers the development of 449 single-family residential units on approximately 175-acres. The project is located west of Sunset Avenue and south of Lincoln Street in the City of Banning.

59. Project Title: **Residential Development**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: No

The proposed project considers a subdivision for the development of 428 single-family residential units on approximately 105-acres. The project is located east of Hellman Avenue, south of Chandler Street and west of Archibald Avenue in the unincorporated Eastvale Community of Riverside County.

60. Project Title: **Residential Development**
 City / County: Oxnard / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers a subdivision for the construction of 200 single-family residential units and a 14-acre park. The project site consists of 47-acres and is located on Patterson Road and West Fifth Street in the City of Oxnard.

61. Project Title: **Condominium Development**
 City / County: Covina / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of a 4-unit condominium project. The project is located at 534 North Lark Ellen Avenue in the City of Covina.

62. Project Title: **Residential Development**
 City / County: West Covina / Los Angeles
 Subregion: San Gabriel Valley
 Reg. Significant: No

The proposed project consists of a proposal to subdivide approximately 13-acres for the construction of 39 single-family residential units and three duplex units, for a total of 45

residential units. The project is located in the City of West Covina.

63. Project Title: **Residential Development**
 City / County: San Buenaventura / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of 88 apartment units within seven two-story structures. The project will be developed on 3.5-acres and is located on Telephone Road in the City of San Buenaventura.

64. Project Title: **Sea Cliff Condominiums**
 City / County: San Juan Capistrano / Orange
 Subregion: Orange County
 Reg. Significant: No

The proposed project considers the development of a 8-unit condominium facility in a single story building. The project is located at 404 Pasadena Court in the City of San Clemente.

65. Project Title: **Pinnacle Apartments**
 City / County: Chino Hills/ San Bernardino
 Subregion: San Bernardino
 Reg. Significant: No

The proposed project consists of a 208-unit apartment complex on approximately 15.37-acres. The project is located at 2001 Grand Avenue in the City of Chino Hills.

66. Project Title: **Gavilan Hills Specific Plan**
 City / County: Riverside County
 Subregion: Western Riverside
 Reg. Significant: **Yes**

The proposed project considers the development of 644 residential units on approximately 880-acres. The project is located in the Lake Matthew Zoning Area of unincorporated Riverside County.

67. Project Title: **Citrus Glen Residential Project**
 City / County: San Buenaventura / Ventura
 Subregion: Ventura County
 Reg. Significant: No

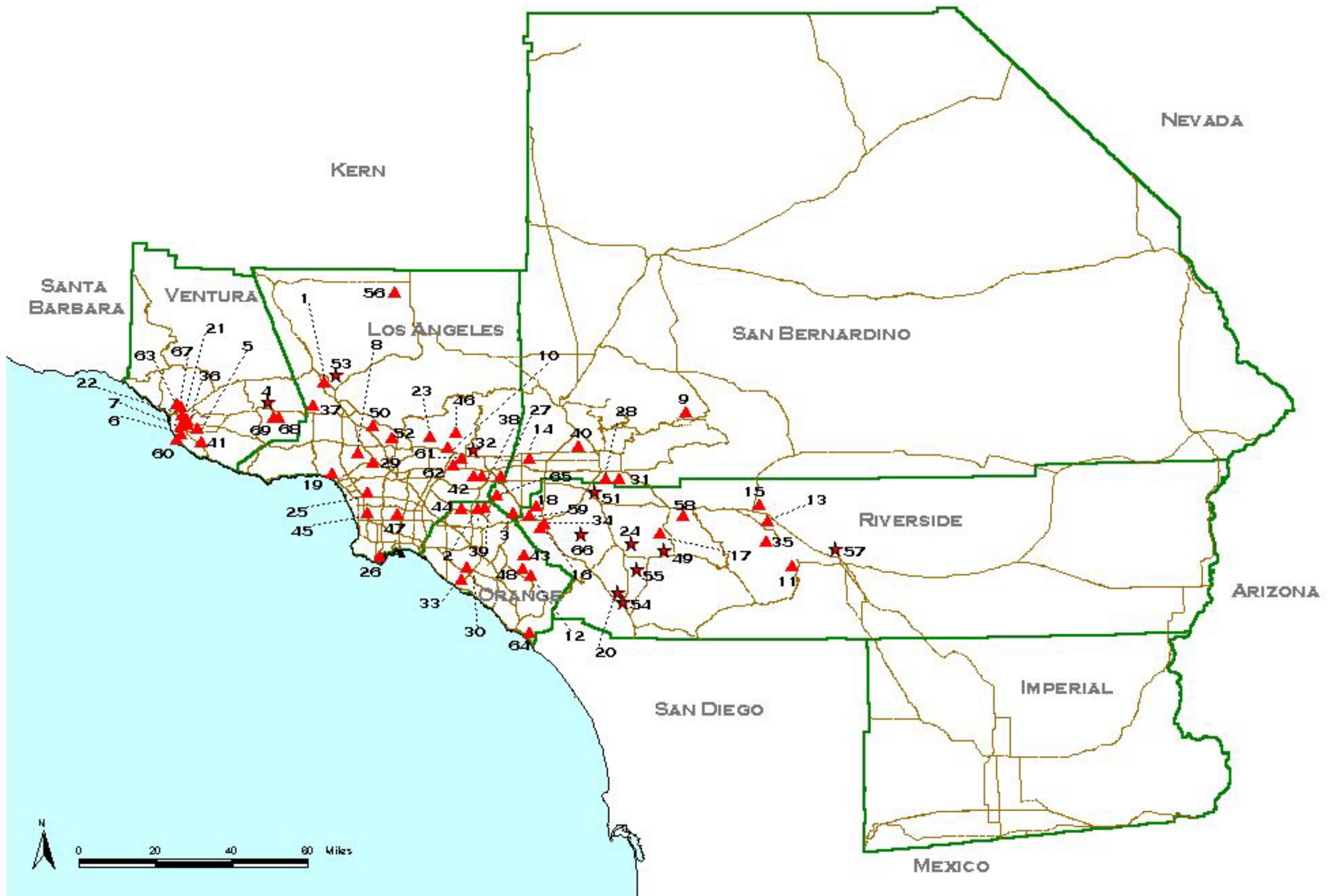
The proposed project consists of 54 detached single-family residential units on approximately 10-acres. The project is located east of Petit Avenue between Henderson Road and Darling Road in the City of San Buenaventura.

68. Project Title: **Runkle Ranch Specific Plan**
 City / County: Simi Valley / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project considers the development of 323 single-family residential units and 138 multi-family units for a total of 461 dwelling units. The project site consists of 1,595-acres and is located in the City of Simi Valley

69. Project Title: **Residential Development**
 City / County: Simi Valley / Ventura
 Subregion: Ventura County
 Reg. Significant: No

The proposed project consists of 50 single-family residential units on approximately 28-acres. The project is located at the southeast corner of First Street and Fitzgerald Road in the City of Simi Valley.



RESIDENTIAL DEVELOPMENT PROJECT LOCATIONS - 2002

- ▲ RESIDENTIAL DEVELOPMENT
- ★ REGIONALLY SIGNIFICANT RESIDENTIAL DEVELOPMENT



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